

**CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM**

Issue:	Receipt of the <u>Redevelopment Agency Plan</u>	Back-up:
Petitioner:	Alan S. Pinkerton, Acting Director, Comprehensive Planning	Clerk Ref. #
Recommendation: That the Board of County Commissioners introduce an ordinance to review and approve the Redevelopment Plan for the Clark County Redevelopment Area; providing for other matters properly relating thereto; and set a public hearing.		

FISCAL IMPACT:

None by this action.

BACKGROUND:

The Clark County Board of County Commissioners voted on December 17, 2002, to establish a Redevelopment Agency and, subsequently, directed staff to develop a Redevelopment Plan. The first formal step in this process consisted of the Agency designating Areas for Evaluation.

On September 4, 2003, the Planning Commission approved the Preliminary Plan and submitted it to the Redevelopment Agency which then directed staff to prepare a Redevelopment Plan. On September 16, 2003, the Agency formally received the Preliminary Plan, established the base year tax assessment roll and provided direction for the staff to prepare a Redevelopment Plan.

On October 22, 2003, the Agency formally received the proposed Redevelopment Plan and submitted it to the Planning Commission for its Report and Recommendation. On November 6, 2003, the Planning Commission provided its Report and Recommendations and found that the proposed Redevelopment Plan was in conformance with the Clark County Comprehensive Plan.

Finally, to adhere to NRS 279.588, the Agency prepared its own Report and forwarded it to the Clark County Board of Commissioners for its final action.

Staff recommends a public hearing be set for December 16, 2003.

The Redevelopment Agency Plan is available for review in the Clerk's Office.

**BILL NO. 11-18-03-5 INTRODUCED BY COMMISSIONER WILLIAMS/PUBLIC HEARING SET FOR
DECEMBER 16, 2003 AT 10:00 A.M.**

Respectfully submitted,



ALAN S. PINKERTON
Acting Director

Cleared for Agenda

11/18/03 dy

/LC:jt

Agenda
Item #

112

THE REDEVELOPMENT PLAN

(Adopted by the BCC by Ordinance: Findings Per NRS279.586)

**CLARK COUNTY
REDEVELOPMENT PLAN**

ADOPTED DECEMBER 16, 2003

REDEVELOPMENT PLAN

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I. INTRODUCTION

This document is the Redevelopment Plan (the "Plan") for the Redevelopment Area (the "Redevelopment Area"), which is located in the territorial jurisdiction of Clark County (the "County"), State of Nevada.

This Plan has been prepared pursuant to Nevada Revised Statutes (NRS) 279.382 through 279.685 which provide for the exercise of redevelopment authority by a redevelopment agency.

Implementation of this Plan by the County and the Redevelopment Agency of Clark County is governed by the provisions contained in this Plan as it may be amended from time to time. Hereinafter the term "Agency" refers to the Redevelopment Agency of Clark County. The term "Legislative Body" refers to the Clark County Board of County Commissioners.

The definitions of general terms which are contained in Nevada Revised Statutes govern the construction of this Plan, unless more specific terms and definitions are otherwise provided in this Plan. All statutory references hereinafter shall be to the Nevada Revised Statutes.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Redevelopment Area, or this Plan, whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The Redevelopment Area includes all properties within the boundary shown on the Redevelopment Area Map and described in the Legal Description of the Redevelopment Area.

The proposed redevelopment of the Redevelopment Area as described in this Plan conforms to the Master Plan for the Clark County as applicable and as applied in accord with local codes and ordinances.

This Redevelopment Plan is based upon the Preliminary Plan formulated by the Clark County Planning Department in cooperation with the Agency and Planning Commission. The Preliminary Plan was received by the Clark County Planning Commission (the "County Planning Commission") and submitted to the Redevelopment Agency on September 4, 2003.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Redevelopment Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Redevelopment Area. Instead, this Plan presents a series of ideas and

recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses. This Plan will also provide a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and tools to fashion, develop, and proceed with such specific plans, projects and solutions will be provided to the Agency at a later date.

In general, the goals and objectives of the redevelopment program in the Redevelopment Area are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accordance with the County's Comprehensive Plan, specifically the Sunrise Manor Land Use Plan, Winchester and Paradise Land Use and Development Guide, the Redevelopment Plan and local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of the Redevelopment Area, the County and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of the Redevelopment Area.
5. To encourage investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of the Redevelopment Area.
7. To replan, redesign and develop areas which are stagnant or improperly used.

Redevelopment of the Redevelopment Area pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279 by:

1. The elimination of blighting influences and the correction of environmental deficiencies including, among others, buildings in which it is unsafe for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots.

2. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation.
3. The replanning, redesign, and redevelopment of areas which are stagnant or improperly used in ways which could not be accomplished solely by private enterprise without public participation and assistance.
4. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
5. The strengthening of retail and other commercial functions within the Redevelopment Area.
6. The strengthening of the economic base of the Redevelopment Area by stimulating new investment.
7. The expansion of employment opportunities.
8. The provision of an environment for social and economic growth.
9. The expansion and improvement of housing for low and moderate income persons.
10. The installation of new, or replacement of existing, public improvements, facilities, and utilities in areas which are currently inadequately served in regard to such improvements, facilities, and utilities.
11. Other means as deemed appropriate.

II. GENERAL DEFINITIONS AND REDEVELOPMENT AREA BOUNDARY AND LEGAL DESCRIPTION

A. General Definitions

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Agency" means the Redevelopment Agency of Clark County, Nevada.
2. "County" means Clark County, Nevada.
3. "County Commission" means the Board of Clark County Commissioners.
4. "Community Redevelopment Law" means the Community Redevelopment Law of the State of Nevada (Nevada Revised Statutes 279.382 to 279.685).

5. "Redevelopment Area" means the area included within the boundaries of the Clark County Redevelopment Area, as established by this Plan and as depicted and described in the Exhibits attached hereto.
6. "Legislative Body" means the Board of Clark County Commissioners.
7. "NRS" means the Nevada Revised Statutes for the State of Nevada.
8. "State" means the State of Nevada.
9. "Clark County" means Clark County, Nevada.
10. "Plan" means this Redevelopment Plan encompassing three Project Areas within Clark County.

B. Redevelopment Area Boundary And Legal Description

The boundaries of the Redevelopment Area are shown on the Redevelopment Area Map attached as Exhibit "A" and are described in the Redevelopment Area Legal Description attached as Exhibit "B". This Plan establishes the Redevelopment Area.

III. PROPOSED REDEVELOPMENT ACTIVITIES

A. General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and strengthen the economic base of the Redevelopment Area and the County, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Redevelopment Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Redevelopment Area;
5. Demolition of property for uses in accordance with this Plan;
6. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;

7. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
8. Provision of utilities, roads, streets, landscaping, parking facilities and other public improvements;
9. Consideration of the implementation of land use controls or regulations.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. Owner Participation and Business Reentry Preferences

1. Owner Participation

Owners of real property within the Redevelopment Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Redevelopment Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and the owner participation implementation rules adopted by the Agency.

In appropriate circumstances where such action would foster the goals and objectives contemplated by the Redevelopment Plan, an owner may participate in substantially the same location either by retaining all or portions of his property; retaining all or portions of his property and purchasing adjacent property if needed and available for development; rehabilitating or demolishing all or part of his existing buildings; initiating new development; or selling property to the Agency. Owners do not have, however, an absolute right to retain ownership of their property in the Redevelopment Area.

The final decision concerning acquisition of real property by the Agency, if any, will be based upon the conditions existing at the time the Agency purchases property or enters into participation agreements.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following:

- (1) the elimination and/or modification, if any, of existing land uses;
- (2) the construction, vacation, realignment and/or alteration, if any, of existing streets;
- (3) the ability of participants to finance and complete proposed developments and rehabilitation;

- (4) the capability and/or experience of the owner participant, as determined by the Agency, to implement the proposed development;
- (5) the proposed land uses for redevelopment of the Redevelopment Area;
- (6) intensification of certain land uses; and
- (7) the construction or expansion of public facilities.

2. Participation Agreements

The Agency may require that, as a condition of retaining ownership of property and participating in redevelopment, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to rehabilitate, develop or use the property in conformance with this Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to make the provisions of this Plan and such participation agreement applicable to their properties. The rights of a participant under an approved participation agreement may or may not, at the Agency's option, be transferable upon sale or other disposition of the property.

If an owner fails to participate in the redevelopment under a participation agreement during a reasonable period of time, the Agency shall have the right to acquire the subject property for redevelopment by any legal means permitted under the law and the provisions of this Plan. If so provided in the participation agreement, the price of such acquisition will be the property's fair market value at the time of execution of the participation agreement. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Redevelopment Area.

3. Implementing Rules

The Owner Participation provisions shall be implemented according to the rules adopted by the Agency separately from the adoption of this Plan, and as the same may be from time to time amended by the Agency. Where there is a conflict between the participation provisions in this Plan and such rules adopted by the Agency, the Plan shall prevail.

C. PROPERTY ACQUISITION

1. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Redevelopment Area by purchase, lease, option, gift, grant, bequest, devise, or eminent domain as authorized by law.

The Agency may exercise the power of eminent domain to acquire property for a redevelopment project if the Agency finds that: (a) the property sought to be acquired is necessary to carry out this Plan; (b) the Agency has adopted a resolution of necessity that complies with the requirements of the Community Redevelopment Law Section 279.471 subsection 2; and (c) the Agency has made every commercial-reasonable effort to negotiate the purchase of the property. The intent is to provide the Agency with the ability to use eminent domain as a last resort within the Redevelopment Area.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property retained by an owner participant pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not, without the consent of an owner, acquire real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions, and controls of this Plan and the owner fails or refuses to participate in the Plan by execution or fulfilling the obligations of a participation agreement.

2. Acquisition of Personal Property

Generally, personal property may not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Redevelopment Area by any lawful means. The Agency may also acquire by gift, purchase, lease or eminent domain any personal property in connection with real property acquired by the Agency.

D. Property Management

The Agency is authorized to manage and control all real property owned, acquired or leased by it. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. Assistance in Finding Other Locations

The Agency may assist all persons, business concerns, and others displaced by Agency action in the Redevelopment Area in finding other locations and facilities. In order to carry out the Redevelopment Plan with a minimum of hardship to persons, business concerns, and others, if any, displaced from their respective places of residence or businesses, the Agency may assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

2. Relocation Payments

The Agency may make relocation payments for moving expenses and direct losses of personal property to persons, business concerns, and others displaced by Agency action in the Redevelopment Area and make additional relocation payments as may be required by law. Such relocation payments may be made pursuant to Chapter 342 of Nevada Revised Statutes. The Agency, at its option, may make such other payments as may be appropriate and for which funds are available.

The Agency may provide assistance for relocation and make all of the payments required in regulations adopted by the Director of the Department of Transportation pursuant to Nevada Revised Statutes Section 342.105 for programs or projects for which federal financial assistance is received to pay all or any part of the cost of that program or project.

F. Demolition, Clearance, Public Improvements, Building and Site Preparation

1. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property acquired in the Redevelopment Area as necessary to carry out the purpose of this Plan.

2. Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to the following:

- (1) sewers;
- (2) storm drains;
- (3) electrical, natural gas, telephone and water distribution systems;
- (4) parks and plazas;
- (5) playgrounds;
- (6) parking and transportation facilities;
- (7) landscaped areas;
- (8) street and circulation improvements;
- (9) flood control improvements and facilities;
- (10) entryway features;
- (11) recreational improvements; and
- (12) other public facilities serving the needs of Redevelopment Area occupants.

3. Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites, any real property in the Redevelopment Area owned or acquired by the Agency.

G. Property Disposition and Development

1. Real Property Disposition and Development

a. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is

authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in Clark County.

A lease or sale by the Agency of real property acquired by it in the Redevelopment Area shall be conditioned on the redevelopment and use of the property in conformity with this Plan.

All real property acquired by the Agency in the Redevelopment Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if necessary to effectuate the purposes of this Plan. Real property may also be conveyed by the Agency to the County, and, where beneficial to the Redevelopment Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. Employment Plan Requirements

The Agency shall, as it determines to be appropriate, require that a proposal for a redevelopment project include an Employment Plan which includes:

- (a) A description of the existing opportunities for employment within the Redevelopment Area;
- (b) A projection of the effect that the redevelopment project will have on opportunities for employment within the Redevelopment Area; and
- (c) A description of the manner in which an employer relocating his business into the Redevelopment Area plans to employ persons living within the area of operation who are:

- (1) Economically disadvantaged;

- (2) Physically handicapped;
- (3) Members of racial minorities;
- (4) Veterans; or
- (5) Women.

During the period of development and/or participation in the Redevelopment Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Redevelopment Area is proceeding in accordance with development documents and time schedules. To insure that the Agency is able to provide sufficient documentation, Developers will be required to make regular and detailed reports to the Agency regarding their efforts to adhere to the provisions of the Employment Plan.

c. Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guidelines and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of Clark County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, or any other provision necessary to carry out this Plan.

d. Development Financing by the Agency or Other Public Bodies or Entities

The Agency may, with the consent of the Legislative Body, pay all or part of the value of the land for, and the cost of the construction of, any building, facility, structure or other improvement and the installation of any improvement which is publicly or privately owned and located within or without the redevelopment area. Before the Legislative Body may give its consent, it shall make the following findings:

- (1) The buildings, facilities, structures or other improvements are of benefit to the Redevelopment Area or the immediate neighborhood in which the Redevelopment Area is located; and
- (2) No other reasonable means of financing those buildings, facilities, structures or other improvements are available.
- (3) In reaching its determination that the buildings, facilities, structures or other improvements are of benefit to the redevelopment area or the immediate neighborhood in which the redevelopment area is located, the legislative body shall consider:
 - (a) Whether the buildings, facilities, structures, or other improvements are likely to:
 - (1) Encourage the creation of new business or other appropriate development;
 - (2) Create jobs or other business opportunities for nearby residents;
 - (3) Increase local revenues from desirable sources;
 - (4) Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
 - (5) Possess attributes that are unique, either as type of use or level of quality and design;
 - (6) Require for their construction, installation or operation, the use of qualified and trained labor; and

- (7) Demonstrate greater social and financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency
- (b) The opinion of persons who reside in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.
- (c) Comparisons between the level of spending proposed by the Agency and projections, on a pro forma basis by the Agency, of future revenues attributable to the buildings, facilities, structures, or other improvements.

These determinations by the Agency and the Legislative Body are final and conclusive.

If the value of the land or the cost of the construction of that building, facility, structure or other improvement, or the installation of any improvement has been, or will be, paid or provided for initially by the community or other governmental entity, the Agency may enter into a contract with that community or governmental entity under which it agrees to reimburse the community or governmental entity for all or part of the value of that land or the cost of the building, facility, structure or other improvement, or both, by single or periodic payments over a period of years. The obligation of the Agency under that contract constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under paragraph (b) of subsection 1 of Nevada Revised Statutes 279.676, or out of any other available money.

e. Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable County codes, as they are, or as they may be, amended from time to time. All development in the Redevelopment Area must conform to County and Agency design review procedures, including any Design Guidelines adopted by the Agency or as may be amended from time to time.

2. Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

H. Cooperation with Public Bodies

For the purpose of aiding and cooperating in the planning, undertaking, construction or operation of redevelopment projects located within the area in which it is authorized to act, any public body, upon the terms and with or without consideration as it determines, may:

1. Dedicate, sell, convey or lease any of its property to the Agency.
2. Cause parks, playgrounds, recreational, community, educational, water, sewer, or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with a redevelopment plan.
3. Furnish, dedicate, close, pave, install, grade, regrade, vacate, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake.
4. Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinances.
5. Enter into agreements with the federal government respecting action to be taken by such public body pursuant to any of the powers granted by Nevada Revised Statutes 279.382 to 279.685, inclusive. Such agreements may extend over any period, notwithstanding any law to the contrary.
6. Purchase or legally invest in any of the bonds of the Agency and exercise all of the rights of any holder of such bonds.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Redevelopment Area. Any public body which owns or leases property in the Redevelopment Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Redevelopment Area by a public body shall be subject to Agency approval.

IV. LAND USES AND DEVELOPMENT REQUIREMENTS

A. Redevelopment Area Map and Major Redevelopment Area Land Uses

The Redevelopment Area Map attached hereto as Exhibit "A" illustrates the location of the Redevelopment Area boundaries, identifies the major streets within the Redevelopment Area, and designates the major land uses authorized within the Redevelopment Area by the County's current Comprehensive Plan. The County will from time to time update and revise its Comprehensive Plan and Land Use Plans and Guides. It is the intention of this Redevelopment Plan that the County's Comprehensive Plan, and the Paradise/Winchester Land Use and Development Guide and Sunrise Manor Land Use Plan, as they currently exist or as they may from time to time be amended, and as implemented and applied by County ordinances, resolutions and other laws, be used as a guide to long range planning. However, the major and other land uses to be permitted within the Redevelopment Area shall be as provided within the County's Zoning ordinance and other development regulations. Gaming establishments cannot be developed within the Redevelopment Area, unless all necessary approvals are obtained pursuant to NRS 463.3072 through 463.3094 and the Clark County Code 30.48.240 through 30.48.270 as may be amended from time to time. Other uses may be authorized from time to time by Comprehensive Plan amendments.

The major land uses authorized within the Redevelopment Area by the Comprehensive Plan is described below.

B. Major Land Uses

Major land uses permitted within the Redevelopment Area include:

Tourist Commercial
General Commercial
Single Family and Multi-Family Residential

The preceding uses may be used for any of the various kinds of uses specified for or permitted within such areas by the Comprehensive Plan.

C. Other Land Uses

1. Public Rights-of-Way

Major public streets within the Redevelopment Area are shown on the Redevelopment Area Map as Exhibit "A" and are listed as follows:

1. Sahara Avenue
2. Karen Avenue

3. Boulder Highway
4. Twain Avenue
5. Maryland Parkway
6. Paradise Road
7. Las Vegas Boulevard ("the Strip")
8. Desert Inn Road
9. Riviera Boulevard
10. Circus Circus Drive
11. Sandhill Road

Additional public streets, alleys and easements may be created in the Redevelopment Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development.

Any changes in the existing street layout shall be in accord with the County's Comprehensive Plan, Transportation Element or other County requirements.

2. Conforming Properties

Without the consent of the owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless an existing building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan. The Agency may acquire such property if the owner refuses to enter into a participation agreement or Disposition and Development Agreement or fails to redevelop the property or otherwise carry out the provisions of such agreement.

D. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Redevelopment Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable County codes.

E. Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Redevelopment Area, and abatement of such uses is not required by applicable County codes.

The Agency may authorize additions, alterations, repairs or other improvements in the Redevelopment Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Redevelopment area where, in the determination of the Agency, such improvements would be compatible with surrounding Redevelopment Area uses and development and are permitted under applicable County codes.

F. General Controls and Limitation

All real property in the Redevelopment Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the latest effective date of the ordinances adopting this Plan, except in conformance with the provisions of this Plan.

1. Construction

All construction within the Redevelopment Area shall be reviewed by the Redevelopment Agency and shall comply with all applicable State and local laws in effect at the time.

2. Limitation on the Number of Buildings

The number of buildings in the Redevelopment Area shall not exceed the density prescribed in the Comprehensive Plan.

3. Number of Dwelling Units

The number of dwelling units in the Redevelopment Area shall not exceed the maximum number allowed under the densities permitted under the County's Comprehensive Plan, as implemented and applied by local codes and ordinances.

4. Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the County's Comprehensive Plan and applicable federal, state and local statutes and ordinances.

5. Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Redevelopment Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Redevelopment Area to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to comply with County building ordinances and to provide adequate light, air and privacy.

6. Signs

All signs shall comply with County codes and ordinances. Design of all new signs shall be submitted to the County for review and approval prior to installation.

7. Utilities

The Agency shall require that all utility placement be governed according to the prevailing Clark County codes and regulations.

8. Incompatible Uses

No use or structure which, in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of the Redevelopment Area and as further defined in Title 30 of the Clark County code.

9. Public, Semi-public, Institutional and Non-profit uses

The intent of this Redevelopment Plan is to maintain the amount of property currently being used for public purposes. However, in any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved and as permitted under the Comprehensive Plan. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Redevelopment Area.

10. Other Covenants, Conditions and Restrictions

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and control;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area;
- d. Permitting a variation will not be contrary to the objectives of the Plan; and
- e. The Agency will ensure that any deviation will not impair the purpose of this Plan, the Zoning district or any applicable zoning regulations.

G. Design Guidelines

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, set back requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within the Redevelopment Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls, by resolution of the Agency, or by the adoption of one or more Design Guidelines pursuant to this Section.

H. Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Redevelopment Area from the date of effectiveness of the ordinance approving this Plan until the application for such permit has been reviewed by the Agency. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guidelines adopted by the Agency, any restrictions for controls established by

resolution of the Agency, and any applicable participation or other agreement.

The County may request that the Agency comment on an application for a building permit in order to determine whether the application conforms to the requirements of this Plan. Agency review will be advisory only and will not control the County's approval or disapproval of an applicant.

I. Nondiscrimination and Non-segregation

There shall be no discrimination or segregation based on race, color, sex, age, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Redevelopment Area.

V. METHOD OF FINANCING THE AREA

A. Description of the Proposed Financing Method

The Agency is authorized to finance activities in the Redevelopment Area with tax increment funds; interest income; Agency bonds, donations; loans from private financial institutions; the lease or sale of Agency owned property; owner participant or developer loans; participation in development; or with financial assistance from Clark County, the State of Nevada, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of the Redevelopment Area may be provided by the County or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The County, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by this Plan, is intended as the primary source of financing in combination with other sources of financing that may be available for specific activities in the Redevelopment Area.

The Agency is authorized to finance this Plan by all means permitted by law. The analysis and description of the proposed method of financing the Redevelopment Plan is contained in the Agency's Report to the Board of County Commissioners. The analysis provides sufficient detail to determine the economic feasibility of this Plan.

B. Tax Increment Funds

All taxes levied upon taxable property within the Redevelopment Area each year, by or for the benefit of the State of Nevada, the County of Clark, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Area as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance, must be allocated to and when collected must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levied by or for any taxing agency or agencies which did not include the territory in the Redevelopment Area on the effective date of the ordinance but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in the Redevelopment Area on the effective date. If property which was shown on the assessment roll used to determine the amount of taxes allocated to the taxing agencies is transferred to the state and becomes exempt from taxation, the assessed valuation of the exempt property as shown on that assessment roll must be subtracted from the assessed valuation used to determine the amount of revenue allocated to the taxing agencies.
2. Except as otherwise provided in paragraphs 3 and 4 and NRS 540A.265, that portion of the levied taxes each year in excess of the amount set forth in paragraph 1 must be allocated to and when collected must be paid into a special fund of the Redevelopment Agency to pay the costs of redevelopment, and other costs such as administrative, engineering, legal etc., and to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by the Redevelopment Agency to finance or refinance, in whole or in part, redevelopment. Unless the total assessed valuation of the taxable property in the Redevelopment Area exceeds the total assessed valuation of the taxable property in the Redevelopment Area shown on the last equalized assessment roll referred to in paragraph 1, all of the taxes levied and collected upon the taxable property in the Redevelopment Area must be paid into the funds of the respective taxing agencies. When the Redevelopment Plan is terminated and all loans, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Redevelopment Area must be paid into the

funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a tax rate levied by a taxing agency to produce revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness that was approved by the voters of the taxing agency on or after November 5, 1996, must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.
4. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a new or increased tax rate levied by a taxing agency and was approved by the voters of the taxing agency on or after November 5, 1996 must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.

Except as otherwise provided, in any fiscal year, the total revenue paid to the Redevelopment Agency must not exceed an amount equal to the combined tax rates of the taxing agencies for that fiscal year multiplied by 10 percent (10%) of the total assessed valuation of the County.

If a Redevelopment Agency has more than one Redevelopment Area the combined revenue paid cannot exceed 10% of the total assessed value of the County. Any revenue which would be allocated to the Redevelopment Agency but for the provisions of this section must be paid into the funds of the respective taxing agencies.

The assessment roll last equalized before the effective date of the ordinance approving the Redevelopment Plan is the assessment roll in existence on March 15th immediately preceding the effective date of the ordinance.

This section shall be construed to fully implement the provisions of the Community Redevelopment Law Section 279.676.

C. Agency Bonds

The Agency is authorized to issue bonds from time to time by resolution, if it deems it appropriate to do so, for any of its corporate purposes in order to finance all or any part of activities in the Redevelopment Area.

Neither the members of the Agency, Agency staff, nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the County, the state or any of its political subdivisions and neither the County, the state nor any of its political subdivisions is liable on them, nor

in any event shall the bonds or obligations shall so state on their face. The bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

D. Time Limit on Issuing Securities or Establishment of Indebtedness

Securities must not be issued and no indebtedness may be incurred in any other manner, by or on behalf of the Agency to finance, in whole or in part, the Redevelopment Plan beyond 20 years or as amended or extended by NRS after the date on which the Redevelopment Plan is adopted, except that the Agency may enter into leases or incur indebtedness at any time before the termination of the Redevelopment Plan if the leases are terminated and the indebtedness is fully repaid no later than the termination of the Redevelopment Plan. The maturity date of any securities which are refunded must not extend beyond the date of termination of the Redevelopment Plan.

Any securities issued by or on behalf of the Agency to finance, in whole or in part, redevelopment pursuant to NRS 279.620 to 279.626, inclusive, and 279.634 to 279.672, inclusive, must mature and be fully paid, including any interest thereon, before the termination of the Redevelopment Plan.

E. Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Nevada, or any other public or private source will be utilized if available as appropriate in carrying out activities in the Redevelopment Area. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes in accordance with NRS 279.470, 279.472 and other applicable provisions of the Community Redevelopment Law.

VI. ACTIONS BY THE COUNTY

The County may aid and cooperate with the Agency in carrying out this Plan and may take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the County may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, in the Redevelopment Area. Such action by the County shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs;

2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned utilities within or affecting the Redevelopment Area;
3. Revision or adoption of the County zoning ordinance(s), specific plan(s), or the Comprehensive Plan Land Use Guidelines as appropriate within the Redevelopment Area to permit the land uses and development authorized by, or necessary or desired, to carry out this Plan;
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Redevelopment Area to ensure their proper development and use;
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency;
6. Provisions for administrative enforcement of this Plan by the County, as appropriate, after development;
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Redevelopment Area to be commenced and carried to completion without unnecessary delays;
8. Provisions of services and facilities by the various officials, offices and departments of the County for the Agency's purposes under this Plan;
9. Provision of financial assistance in accordance with this Plan or as authorized by law; and/or
10. The undertaking and completing of any other proceedings necessary to carry out activities in the Redevelopment Area.

The foregoing actions to be taken by the County may involve financial outlays by the County, but do not constitute a commitment to make such outlays.

VII. ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the County.

Without limitation on the powers conferred on the County or Agency by statute or law, the provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the County. Such remedies may include, but are not limited to, specific

performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Redevelopment Area may be enforced by such owners.

VIII. DURATION OF THIS PLAN

The provisions of this Plan and any amendments hereto shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years after the date on which this Plan is adopted. This Plan and any amendments hereto will terminate thirty (30) years after the date on which this Plan is adopted.

IX. PROCEDURE FOR AMENDMENT

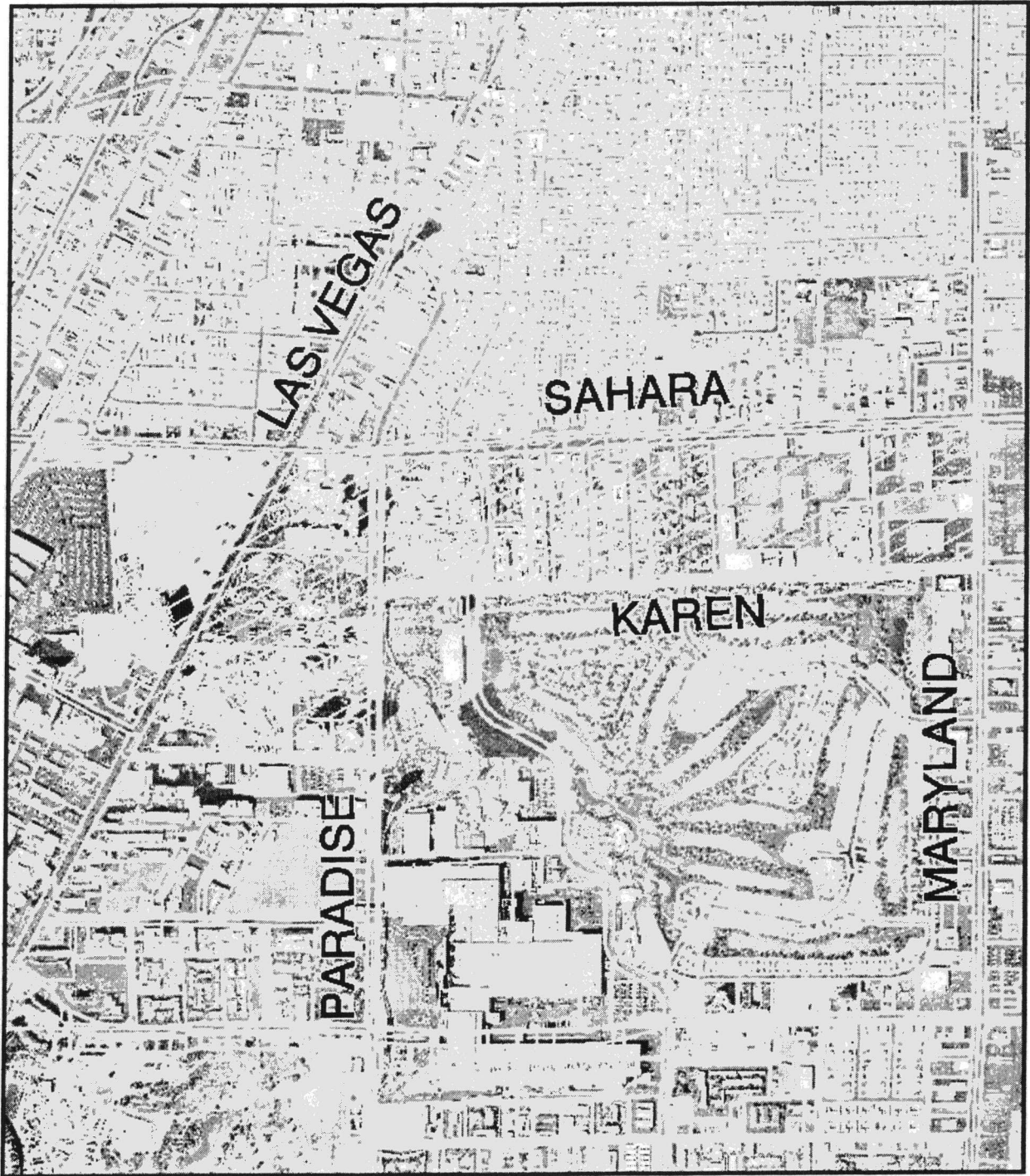
This plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure established by law in accordance with NRS 279.608, 279.462 and 279.439. Amendment is not required to correct clerical errors or to update this plan to conform to changes in state law.

X. SEVERABILITY

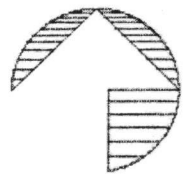
If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of the Redevelopment Area shall be determined to have been invalidly or incorrectly included in the Redevelopment Area that is the subject of this Plan, such portion of the Redevelopment Area shall be deemed severable from the remainder of the Redevelopment Area and the remainder of the Redevelopment Area shall remain fully subject to the provisions of this Plan.

EXHIBIT A

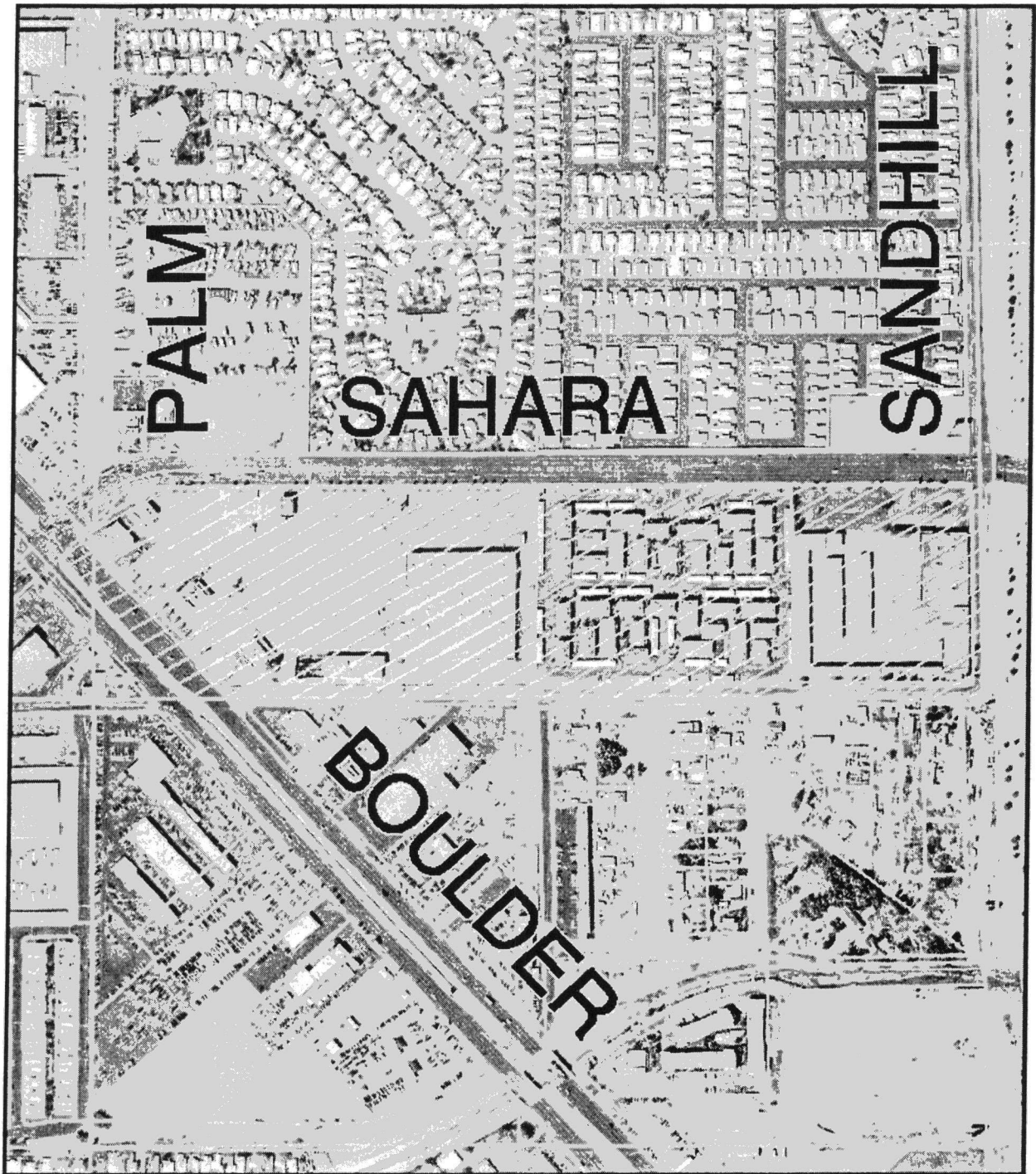
REDEVELOPMENT AREA MAPS



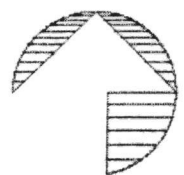
1 - Maryland/Sahara Area



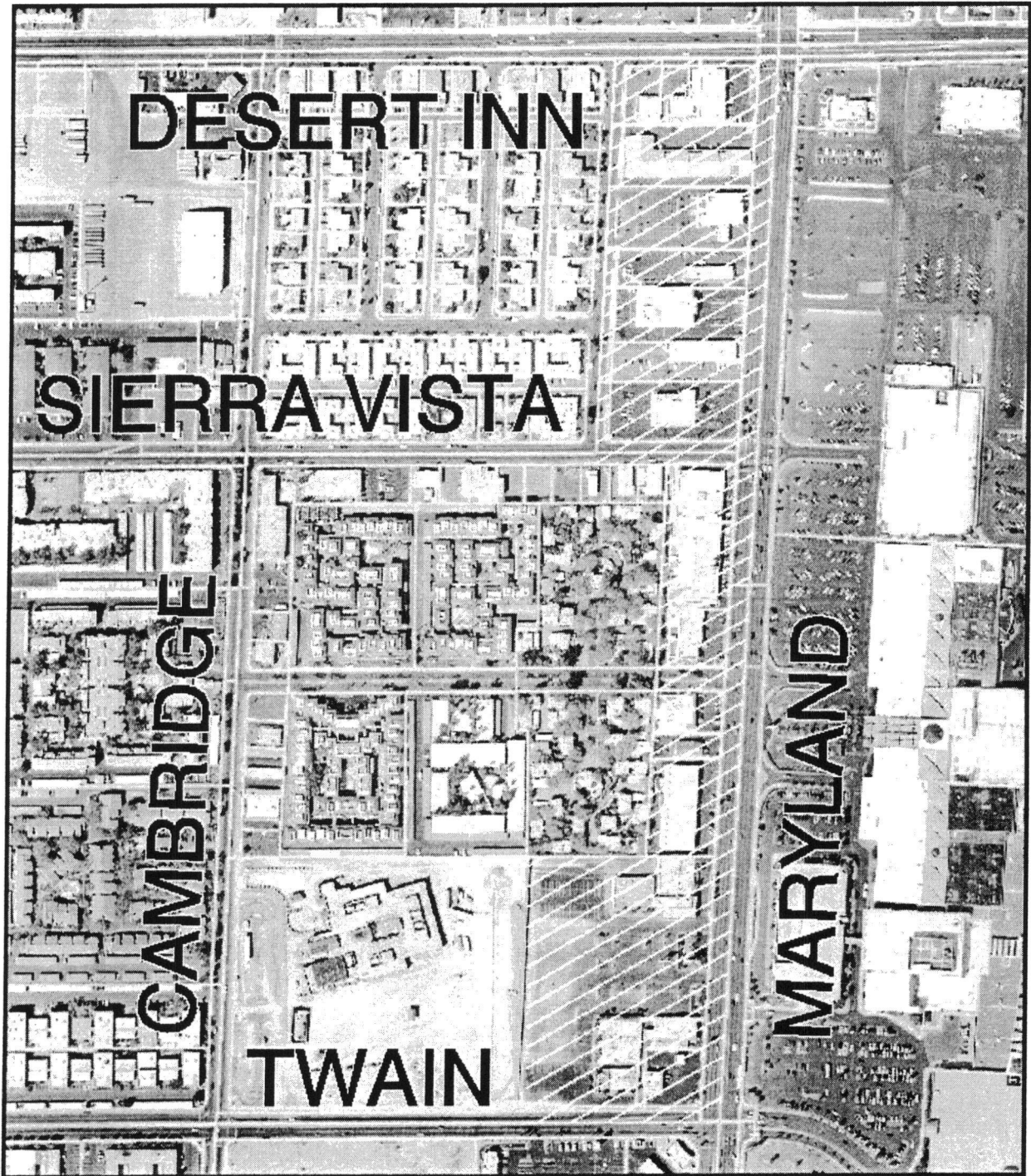
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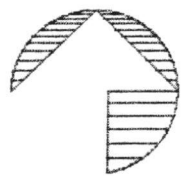
2 - Boulder Highway/Sahara Area



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3 - Maryland/Twain Area



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EXHIBIT B

LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

SHEET 2 OF 2

EXHIBIT B

LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

EXHIBIT MAP

DELINEATING THE LIMITS OF THE
CLARK COUNTY REDEVELOPMENT DISTRICT
NOVEMBER 3, 2003

SURVEYOR'S CERTIFICATE

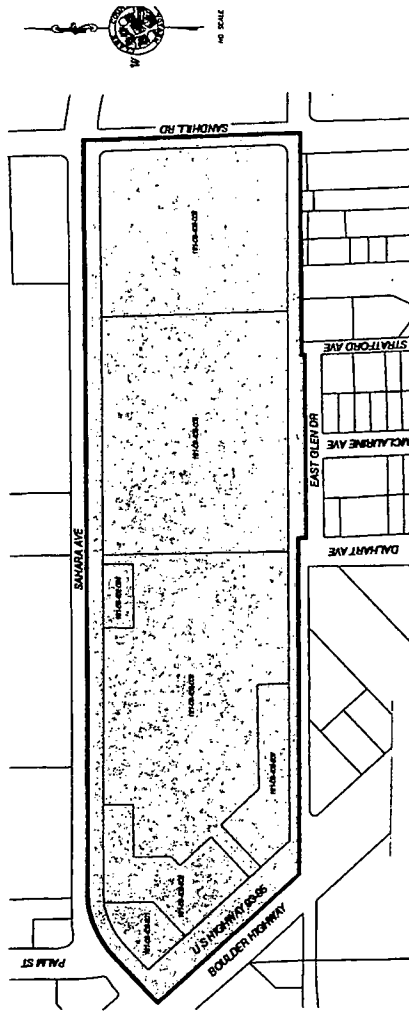
THIS IS TO CERTIFY THAT THIS MAP, PREPARED UNDER MY DIRECT SUPERVISION, CORRECTLY Delineates THE AREA INCLUDED WITHIN THE CLARK COUNTY REDEVELOPMENT DISTRICT BOUNDARY.



BRETT N. LANE, P.L.S.
CLARK COUNTY SURVEYOR
NEVADA COMMISSION NO. 1841
EXPIRES 12/31/11

COUNTY SURVEYOR'S NOTE

THE LIMITS OF THIS REDEVELOPMENT DISTRICT EXTENDING TO THE CENTERLINES OF THE RESPECTIVE ADJACENT STREETS AS SHOWN HEREON.

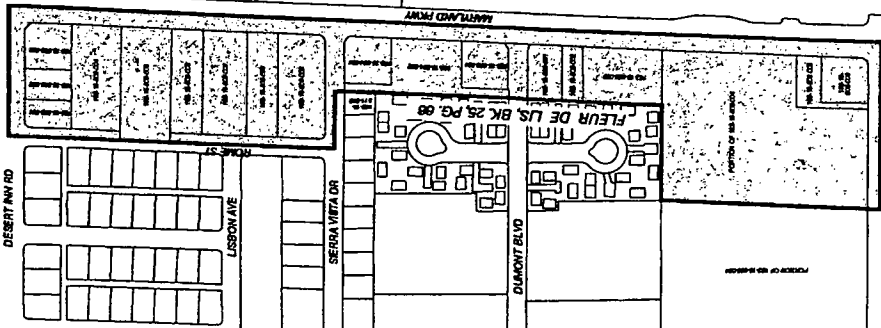
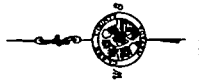


AREA 2: BOULDER HIGHWAY / SAHARA

LEGAL DESCRIPTION

THOSE PORTIONS OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 12 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THOSE CERTAIN PARCELS OF LAND BOUNDED ON THE NORTH BY SAHARA AVENUE, ON THE EAST BY SANDHILL ROAD, ON THE SOUTH BY EAST GLEN DRIVE, AND ON THE SOUTHWEST BY BOULDER HIGHWAY (SEE PLATBOOK 12-51-51).



AREA 3: MARYLAND / TWAIN

LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTHEAST ONE (NE 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 12 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THOSE CERTAIN PARCELS OF LAND BOUNDED ON THE NORTH BY GLENN DRIVE, AND ON THE EAST BY MARYLAND PARKWAY, ON THE SOUTH BY DESERT INN AVENUE, AND ON THE WEST BY PINE STREET.

TOGETHER WITH ALL OF THOSE CERTAIN PARCELS OF LAND BOUNDED ON THE NORTH BY TWAIN AVENUE, ON THE SOUTH BY PINE STREET, ON THE EAST BY MARYLAND PARKWAY, AND ON THE WEST BY GLENN DRIVE, AS SHOWN ON PLATBOOK 12-51-51, PLATBOOK 12-51-52, PLATBOOK 12-51-53, PLATBOOK 12-51-54, PLATBOOK 12-51-55, PLATBOOK 12-51-56, PLATBOOK 12-51-57, PLATBOOK 12-51-58, PLATBOOK 12-51-59, PLATBOOK 12-51-60, PLATBOOK 12-51-61, PLATBOOK 12-51-62, PLATBOOK 12-51-63, PLATBOOK 12-51-64, PLATBOOK 12-51-65, PLATBOOK 12-51-66, PLATBOOK 12-51-67, PLATBOOK 12-51-68, PLATBOOK 12-51-69, PLATBOOK 12-51-70, PLATBOOK 12-51-71, PLATBOOK 12-51-72, PLATBOOK 12-51-73, PLATBOOK 12-51-74, PLATBOOK 12-51-75, PLATBOOK 12-51-76, PLATBOOK 12-51-77, PLATBOOK 12-51-78, PLATBOOK 12-51-79, PLATBOOK 12-51-80, PLATBOOK 12-51-81, PLATBOOK 12-51-82, PLATBOOK 12-51-83, PLATBOOK 12-51-84, PLATBOOK 12-51-85, PLATBOOK 12-51-86, PLATBOOK 12-51-87, PLATBOOK 12-51-88, PLATBOOK 12-51-89, PLATBOOK 12-51-90, PLATBOOK 12-51-91, PLATBOOK 12-51-92, PLATBOOK 12-51-93, PLATBOOK 12-51-94, PLATBOOK 12-51-95, PLATBOOK 12-51-96, PLATBOOK 12-51-97, PLATBOOK 12-51-98, PLATBOOK 12-51-99, PLATBOOK 12-51-100.

LEGEND

CLARK COUNTY REDEVELOPMENT DISTRICT
ASSESSOR'S PARCEL NUMBER
(AT THE DATE OF THIS RECORDING)

SHEET 1 OF 2

FILED AT THE REQUEST OF	CLARK COUNTY
DATE	NOV 3 2003
FILE	PLATBOOK 12-51-51
OF LOCAL GOVERNMENT PLATS	OFFICIAL RECORDS BOOK
CLARK COUNTY, NEVADA	RECORDS
JOHN A. WANDER, - RECORDER	DEPUTY

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED BY THE CLARK COUNTY REDEVELOPMENT DISTRICT OFFICIALS.